

## **PLANNING COMMISSION MINUTES**

**March 18, 2008**

**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Ray Keller, Dave Badham, Michael Allen, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, Planning Interns Joey Alsop and Ashley Davis and Recording Secretary Connie Feil.

Absent: Barbara Holt.

Tom Smith made a motion to approve the minutes for March 4, 2008 as written. Ray Keller seconded the motion and voting was unanimous in favor.

**1. Consider final condominium subdivision plat approval for Hillside Condominiums located at 146 E. 100 S., Mike Kessler, applicant.**

Mike Kessler, applicant, was present. Mr. Kessler explained that he has purchased the apartments and he would like to covert them into condominiums. He has contacted the surrounding neighbors about his proposal and they are very excited about having permanent owners rather than renters. Mr. Kessler mentioned that he will change the name to Pineview Condominiums.

Paul Rowland explained that Mr. Kessler is requesting preliminary and final approval for the conversion of his existing four unit apartment building into a four unit condominium complex. Mr. Kessler has submitted a preliminary and a final plat which have been redlined showing the necessary corrections which deal with the gaps and overlaps around the property boundaries. Mr. Kessler had to obtain 2 separate lot line adjustment agreements and move at least 2 fences (with the adjacent owners' consent) to get everything in order. The lot line adjustments have now been recorded at the County.

The current apartments have six covered parking stalls, 2 uncovered spaces, and room for at least 2 more spaces. The current Land Use Ordinance requires that all 3 bedroom multi-family units have a minimum of 2.75 parking spaces per unit, with one being covered. This would require a minimum of 4 covered and 6 uncovered stalls. Since this is an existing site, the applicant doesn't necessarily need to provide the additional 2 uncovered parking spaces, however, he has agreed to do so because there is sufficient space on the site and it will enhance the development.

Staff recommends that the Planning Commission recommend preliminary and final condominium plat approval for Pineview Condominiums with the following conditions:

1. Completion of any additional redlines to the condo plat and submission of a complete mylar plat.

2. Payment of fees.

There was a discussion regarding current rear yard setbacks. Since these apartments are pre-existing, they conformed with the ordinance at that time. It was agreed that converting these units to condominiums will improve the area.

Tom Smith made a motion to recommend to the City Council preliminary and final subdivision approval for Pineview Condominiums subject to the conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

**2. PUBLIC HEARING - To solicit proposals for comprehensive revision of the Bountiful City General Plan.**

Aric Jensen presented a power point presentation explaining the basic elements of a general plan. A general plan is a textual document that discusses issues and policies and may include maps and other graphics. It is very important to involve the public when preparing a general plan. The more public participation, the better results and stronger the support from the community. The minimum requirements of State Law are as follows:

1. Land Use Element.
2. Transportation and Traffic Circulation Element.
3. Moderate Housing Element.

State Law also requires that a public hearing be held at the beginning of the process and at final approval. Between the public hearings, committees are organized to help gather data on what is needed or desired for the City. Mr. Jensen presented a time line from March through December showing how this process can be completed. Mr. Jensen suggested using a “satellite” format which consists of a core document and several sub-master plans to address major topics. Using this format each individual topic can be reviewed and updated separately as needed. Mr. Jensen presented an example of a finished project that he created for Davis County.

The public hearing was opened to those with comments or concerns.

Jan James, Co-Chairperson for the Bountiful City Trails Committee, explained that there is an urgency to adopt a Master Trails Plan for Bountiful City. At the last County Trails meeting each city was asked to present their Master Trails Plans to organize and connect their trails together. At this time Bountiful does not have any plan in place. Ms. James asked the Commission to recommend that the City Council provide funds to prepare a master plan.

Scott Hess, Davis County Land Use Planner, explained that the Davis County Trails Committee is made up of representatives from most of the cities in Davis County. Berry Burton, Assistant Community Development Director for Davis County, has proposed an alternative Bonneville Shoreline Trail plan to connect most of the property along the foothill area.

Fred Philpot, residing at 15 W. 1200 S., explained that he is a new resident to Bountiful and

would like to know where there are trails to walk, ride bikes, and hike. Mr. Philpot also volunteered to be on any of the committees.

Whitney Stain, residing at 2836 S. Cave Hollow Way, has some interest in real estate and would also like to volunteer to serve on the committee for moderate housing.

There was a discussion between the Commission Members regarding the time line for updating the current General Plan. All members supported having the trails identified and placed on maps as soon as the resources are available. The discussion also included organizing committees for other topics concerning the Master Plan. Mr. Jensen will prepare a more detailed outline of the General Plan and bring it back before the Planning Commission for comments.

The public hearing was closed without further comments.

It was suggested that all Commission Members do some research and bring their ideas and suggestions to Mr. Jensen at the next Planning Commission meeting.

Meeting adjourned at 8:05 P.M.